

18-Unit Apartment Building

**2065 Oak Street @ Stanyan Street
San Francisco, CA**



18 units: 1-2 bedroom, 10-1 bedrooms,
7 studios
Well maintained building throughout
Concrete foundation
Separate meters
Mixed copper & galvanized plumbing
New roof

Garage: 11 spaces
Building size: 13,350 sq. ft.
Lot size: 6,875 sq. ft.
Year built: 1927
Zoning: RM2
Parcel #:1227-028

Financing: \$2,245,000 @3.9%, fixed, 3 yrs., 2-1/2 yrs. left, Sterling Bank



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Current Income: \$393,516 — Projected Income: \$666,900

Unit	Bedroom(s)	Current Rent	Market Rent	Lease	Unit	Bedroom(s)	Current Rent	Market Rent	Lease
101	1	\$3,100	\$3,200	3/14/12	305	Studio	\$1,388	\$2,500	4/15/08
102	Studio	\$1,225	\$2,500	9/16/09	206	1	\$1,560	\$3,200	3/28/10
103	1	\$2,500	\$3,200	2/15/12	Motor-1		Vacant	\$75	
104	1	\$1,560	\$3,200	6/14/08	Motor-2		Vacant	\$75	
105	Studio	\$1,224	\$2,500	8/1/10	Stall-01		\$163	\$200	12/15/01
106	2	\$3,450	\$4,000	6/15/12	Stall-02		\$200	\$200	3/6/12
201	1	\$1,488	\$3,200	6/1/09	Stall-03		\$156	\$200	2/1/12
202	Studio	\$1,100	\$2,500	4/6/12	Stall-04		\$250	\$200	4/17/12
203	1	\$835	\$3,200	10/10/83	Stall-05		\$250	\$200	4/10/12
204	1	\$3,400	\$3,200	3/16/92	Stall-06		\$200	\$200	4/10/12
205	1	\$1,329	\$3,200	3/14/12	Stall-07		\$200	\$200	3/22/12
206	Studio	\$665	\$2,500	9/16/09	Stall-08		\$200	\$200	
301	Studio	\$1,490	\$2,500	2/15/12	Stall-09		\$178	\$200	1/1/07
302	Studio	\$1,248	\$2,500	6/14/08	Storage A		\$125	\$125	4/17/12
303	1	\$1,648	\$3,200	12/14/01	Total		\$32,793	\$55,575	
304	1	\$1,661	\$3,200	8/15/01					

Expenses w/o Taxes: \$54,819

Taxes: 1.2% of sales price		Water & Sewer:	\$6,825	On-site management:	\$4,800
Insurance:	\$5,886	Scavenger:	\$3,000	Repairs & maintenance:	\$8,100
PG&E:	\$11,000	Off-site management:	\$13,780	Legal/accounting:	\$1,500



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